

## Room Sizes

### Living/Dining Room

12'01 x 22'11

### Kitchen

12 x 7'04

### Bedroom One

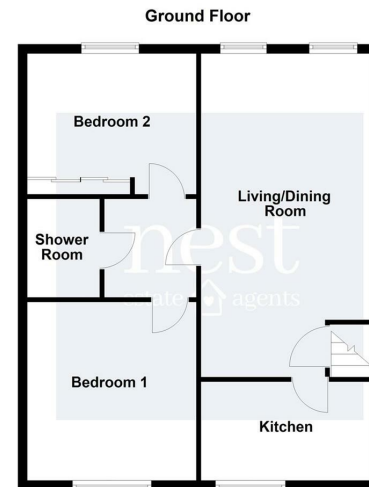
11'06 x 9'02

### Bedroom Two

12'03 x 10'08

### Shower Room

5'07 x 7'06



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Winterburn Gardens, Whetstone, Leicester LE8 6ZH

£130,000

# The Story Begins

- Over 55s Retirement Complex
- First Floor Flat
- Living/Dining Room
- Kitchen
- Two Bedrooms
- Family Bathroom
- Residents Parking
- Estimated Monthly Service Charge For 2026/27 - £204.30
- Leasehold
- EPC - TBC Council Tax Band - C

# Location Is Everything

In Whetstone you will enjoy a lively local community with plenty going on, there is Blaby & Whetstones Boys Club, a golf course, two very well regarded primary schools, St Peters and Badgerbrook and two feeder high Schools in surrounding villages. There are churches, public houses and a good selection of local shops including a post office, supermarket, pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.



# Inside Story

Set within a dedicated over 55's development, this first-floor apartment offers a comfortable and practical home in a welcoming community. Residents benefit communal parking & outdoor space, providing wonderful areas to enjoy. Offered for sale with no upward chain, an internal viewing is highly recommended.

Entering via the hallway, stairs lead to the first floor where you are greeted by a spacious living/dining room overlooking the communal rear gardens. The room is bright and versatile, perfect for relaxing or entertaining. A door from the living/dining area leads to the kitchen at the front of the property. Fitted with a range of wooden wall and base units, work surfaces, and a sink with drainer, the kitchen also provides space for an oven, plumbing for a washing machine, and space for a fridge freezer. There is also ample room for a table and chairs.

The apartment comprises two double bedrooms, both filled with natural light. Bedroom one is positioned at the front, while bedroom two is at the rear and features fitted wardrobe space to maximise storage. The bathroom is fitted with a three-piece suite including a low-level WC, hand wash basin, and a walk-in shower.

Externally, the development offers residents' parking at the front and a well-maintained communal garden area to the rear.

Please note: the property is subject to a Re-Sales Administration Fee of £350.00 + VAT, a contribution to the Major Repairs Fund of 2% of the original purchase price, and the Association's Legal Fees of £450.00 + VAT. There is also a service charge of £204.30 PCM. These fees are standard within the terms of the property's management arrangements.

